

Peel Street  
Langley Mill, Nottingham NG16 4DR

**£120,000 Freehold**

A THREE BEDROOM MID TERRACED  
HOUSE OFFERED FOR SALE WITH NO  
UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS FIRST TIME BUYER-TYPE PROPERTY THREE BEDROOM MID TERRACED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises front living room, inner hallway with useful understairs storage space, rear dining room, kitchen and bathroom. The first floor landing then provides access to three bedrooms.

The property also benefits from gas fired central heating from a Glow Worm combination boiler, double glazing and enclosed garden space to the rear.

The property is located within easy access of nearby shops and facilities. There are also good transport links nearby including the motorway junction, nearby train stations, as well as offering direct routes to open countryside.

We believe the property would make an ideal first time buy or investment opportunity and highly recommend an internal viewing.



## LOUNGE

12'8" x 11'7" (3.88 x 3.54)

uPVC panel and double glazed front entrance door, double glazed window to the front, meter cupboard, radiator. Door to inner lobby.

## INNER LOBBY

6'0" x 3'3" (1.83 x 1.00)

Staircase rising to the first floor, useful understairs storage space/study area with lighting and fixed shelving. Door to dining room.

## DINING ROOM

13'0" x 11'6" (3.97 x 3.52)

Double glazed window to the rear, TV aerial, radiator, central chimney breast with decorative brick and Cornish slate design housing the provision for a three bar gas fire. Door to kitchen.

## KITCHEN

13'10" x 7'0" (4.23 x 2.14)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and draining board with central mixer tap and tiled splashbacks. Fitted Glow Worm combination boiler with MagnaClean (for central heating and hot water purposes), double glazed window to the side, uPVC panel and double glazed exit door to outside, plumbing and space for kitchen appliances, radiator. Door to bathroom.

## BATHROOM

8'0" x 6'11" (2.44 x 2.12)

Three piece suite comprising bath with electric shower point over, low flush WC, wash hand basin, double glazed window to the side, tiling to the walls, radiator, wall mounted bathroom cabinet.

## FIRST FLOOR LANDING

Doors to all three bedrooms, coving.

## BEDROOM ONE

11'8" x 10'6" (3.58 x 3.22)

Double glazed window to the front, radiator, telephone point, coving, fully fitted to one wall three sets of double wardrobes with matching overhead storage cupboards.

## BEDROOM TWO

13'0" x 7'6" (3.98 x 2.30)

Double glazed window to the rear, radiator, two fitted full height wardrobes with matching overhead storage cupboards.

## BEDROOM THREE

12'11" x 5'10" (3.95 x 1.80)

Double glazed window to the front, loft access point, full height storage cupboard.

## OUTSIDE

To the front of the property there is a decorative brick boundary wall with pedestrian gate and pathway leading to the front entrance door and decorative stone chippings. Shared access then leads down the right hand side of the property with gated entrance into the rear garden.

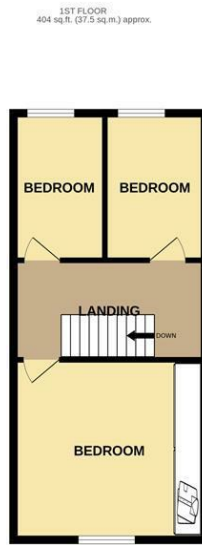
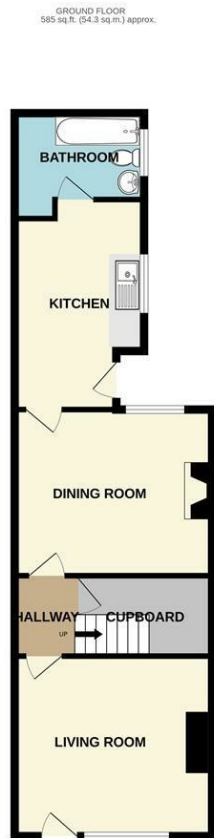
## TO THE REAR

The rear garden offers an initial side courtyard style garden with access to a brick external garden store. The garden then opens out to the main part which is lawned, enclosed by timber fencing to the boundary line with a paved pathway providing access to the foot of the plot where there is a greenhouse. Within the garden there is an external lighting point and pedestrian access leading back to the front.

## DIRECTIONAL NOTE

From Church Street corner with adjoining Heanor and Langley Mill, proceed in the direction of the motorway junction and take an eventual left hand turn onto Peel Street. The property can then be found on the right hand side.





TOTAL FLOOR AREA : 989 sq.ft. (91.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.